

# BIDDING WILL NOT END PRIOR TO JANUARY 7, 2020

## TRACT #3 – 160+/- acres of NON-IRRIGATED FARMLAND.

**LEGAL ADDRESS:** NE/4 of S12-T27-R29W Gray County, KS. 160 Auction Acres.

**TAXES:** 2018 - \$878.02

**DIRECTIONS:** From Montezuma, KS: North on County Road 12 for 7 miles to County Road U, East 1 mile to County Road 13, then ½ mile north. SE corner of property begins. Signs are Posted.

**CROPS:** N/2 is 80+/- acres of 2019 Fall-planted wheat. S/2 is 80+/- acres of milo stalks - cattle grazed.  
A total of 80+/- acres are 2019 Fall-planted wheat. **Buyer shall receive the seller's 1/3 share of growing wheat.**

**SOILS:** A mixture of Class II and Class III soils comprised of Manter-Ulysses, Manter and Satanta loams with a 1-6% slope.

**MINERALS:** Included but not producing. Believed to be 100% seller owned.

**POSSESSION:** 80+/- acres without growing crop shall be immediate upon Closing. 80+/- acres with 2019 Fall-planted wheat shall be upon Closing and after 2020 harvest or August 1, 2020, whichever happens first.

**TENANT:** Earle Koehn. Lease agreement has been verbal and shall expire on December 31, 2019 & subject to Tenant's Rights.

### FSA INFORMATION:

DCP Cropland – 161.37 acres

	Base Acreage	PLC Yield
Wheat	70.09 acres	37
Grain Sorghum	70.39 acres	55
Total Base Acres	140.48	

**TRACT #5 – PRODUCING MINERALS.** Two (2) producing oil wells located in the SW/4 of S12-T27-R29W with a tank battery located in the SW corner of the SW/4. These active wells were completed in 1980 and have had consistent production over the past 39 years. Contact the office for complete renditions.

**LEGAL ADDRESS:** Royalty Interest of Minerals to and in the SW/4 of S12-T27-R29W Gray County, KS.

**LEASE OPERATOR:** Herman L. Loebe LLC

**WELL NAME:** Miller 1 - API #15-069-20067

**WELL NAME:** Miller 2 – API #15-069-20090

**ROYALTY INTEREST:** .12500000

2018 Production – 1,345 Bbbls  
2017 Production – 1,290 Bbbls  
2016 Production – 1,317 Bbbls  
2015 Production – 1,421 Bbbls  
2014 Production – 1,518 Bbbls  
2013 Production - 1,618 Bbbls  
2012 Production – 1,785 Bbbls

**TRACT #4 – 472 +/- acres of IRRIGATED FARMLAND & 320+/- acres MINERAL RIGHTS,** except and less the producing mineral rights in and to the SW/4 of S12-T27-R29W & except and less the 8+/- acre tract with improvements on the NW corner of SW/4 of S12-T27-R29W.

**LEGAL ADDRESS:** S/2 of S12-T27-R29W less 8+/- tract in the NW corner (312 Auction Acres) & SW/4 of S7-T27-R28W Gray County, KS. 472 Auction Acres.

**TAXES:** 2018 - \$7,595.62

**DIRECTIONS:** From Montezuma, KS: North on County Road 12 for 7 miles to County Road U. SW corner of property begins. Signs are Posted.

**CROPS:** SW/4 of S12 is summer fallow under pivot, south corners are corn stalks and the NE corner is 2019 Fall-planted wheat. SE/4 of S12 is 2019 Fall-planted wheat under pivot and also on the north corners. The south corners are corn stalks. SW/4 of S7: W/2 is summer fallow and the E/2 is 2019 Fall-planted wheat under pivot. The east corners are in summer fallow. A total of 214+/- acres are 2019 Fall-planted wheat. **Buyer shall receive a pro-rated cash rent for acres with growing wheat crop. Contact office for more information.**

**IRRIGATION EQUIPMENT:** Three (3) 10-tower Zimmatic pivot sprinklers, two (2) irrigation motors and the two (2) gearheads are Tenant-owned. Equipment may be available for purchase after the Private Auction. If the equipment sales, the agreement shall be between the Buyer and Tenant. The equipment sale shall be outside of the land purchase. Contact the office for detailed list of equipment pricing.

**SOILS:** Predominately Manter, Manter-Ulysses Complex, Ulysses and Lubbock Class II and Class III soils with a 0-6% slope.

**MINERALS:** The mineral rights in and to the SE/4 of S12-T27-R29 and the SW/4 of S7-T27-R28 are included but not producing. These minerals are believed to be 100% seller owned. The Producing Minerals in and to the SW/4 of S12-T27-R29 are available separately as Tract #5. See Tract #5 information.

**POSSESSION:** 258+/- acres without growing crop shall be immediate upon Closing. 214 +/- acres with 2019 Fall-planted wheat shall be upon Closing and after 2020 harvest or August 1, 2020, whichever happens first.

**TENANT:** Verle Koehn. Lease agreement has been verbal and shall expire on December 31, 2019 & subject to Tenant's Rights.

### FSA INFORMATION: SW/4 of S7-T27-R28 & SE/4 of S12-T27-R29

DCP Cropland – 318.75

	Base Acreage	PLC Yield
Wheat	14.7 acres	45
Corn	225.5 acres	150
Grain Sorghum	56.4 acres	88
Total Base Acres	296.6	

### FSA INFORMATION: SW/4 of S12-T27-R29

DCP Cropland – 150.19

	Base Acreage	PLC Yield
Wheat	5.3 acres	53
Corn	128.9 acres	178
Grain Sorghum	5.9 acres	45
Total Base Acres	140.1	

**IRRIGATION WATER:** File #14550-00 and #20063-00 (overlapping)

**Place of Use:** S/2 of S12-T27-R29W & SW/4 of S7-T27-R28W

**Authorized Acres:** 378

**Place of Use:** S/2 of S12-T27-R29 & SW/4 of S7-T27-R28

**Authorized Quantity:** 418 AF

### WELL INFORMATION

**Location:** NE corner in SW/4 of S12-T27-R29

**Well Depth:** 268 ft

**Static Water Level:** 148 ft

**Completion Date:** May 8, 1998 by Henkle Drilling & Supply Co. Inc.

**Estimated Yield:** 1757 gpm

**Reported Yield by Tenant:** 350 gpm

### WELL INFORMATION

**Location:** SW corner in SW/4 of S7-T27-R28

**Well Depth:** 244 ft

**Static Water Level:** 190 ft

**Completion Date:** June 19, 2000 by Henkle Drilling & Supply Co. Inc.

**Reported Yield by Tenant:** 200 gpm



**REALTREE**  
UNITED COUNTRY  
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**STUTZMAN REALTY**  
& AUCTION LLC

**212 N. Main Street**

**Ulysses, KS 67880**

**Office: (620)356-1954**

**Fax: (620)356-1942**

**Email: Stutzman@pld.com**

**Website: www.StutzmanRealty.com**